

**SNAPSHOT of HOME Program Performance--As of 12/31/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	27			
Program Progress:							
% of Funds Committed	95.83 %	96.56 %	15	96.45 %	42	41	
% of Funds Disbursed	88.35 %	86.43 %	15	87.93 %	42	42	
Leveraging Ratio for Rental Activities	4.39	5.03	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	74.95 %	84.74 %	24	83.38 %	17	16	
% of Completed CHDO Disbursements to All CHDO Reservations***	50.17 %	64.68 %	22	70.15 %	16	18	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	87.21 %	83.27 %	12	80.67 %	66	60	
% of 0-30% AMI Renters to All Renters***	49.32 %	44.73 %	13	45.30 %	60	56	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.41 %	1	95.32 %	100	100	
Overall Ranking:			In State:	17 / 27	Nationally:	38 41	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,684	\$27,754		\$26,635	438 Units	84.20 %	
Homebuyer Unit	\$16,324	\$16,833		\$14,938	68 Units	13.10 %	
Homeowner-Rehab Unit	\$19,230	\$15,615		\$20,675	14 Units	2.70 %	
TBRA Unit	\$0	\$8,313		\$3,216	0 Units	0.00 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Union County Consortium NJ

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$132,887	\$93,570	\$19,231
<b>State:*</b>	\$106,840	\$96,519	\$17,329
<b>National:**</b>	\$95,185	\$74,993	\$23,434

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 1.2 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">43.2</span>	<span style="border: 1px solid black; padding: 2px;">4.4</span>	<span style="border: 1px solid black; padding: 2px;">50.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">10.5</span>	<span style="border: 1px solid black; padding: 2px;">36.8</span>	<span style="border: 1px solid black; padding: 2px;">42.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">33.6</span>	<span style="border: 1px solid black; padding: 2px;">79.4</span>	<span style="border: 1px solid black; padding: 2px;">35.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Elderly:	<span style="border: 1px solid black; padding: 2px;">67.1</span>	<span style="border: 1px solid black; padding: 2px;">2.9</span>	<span style="border: 1px solid black; padding: 2px;">28.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">1.5</span>	<span style="border: 1px solid black; padding: 2px;">7.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">10.7</span>	<span style="border: 1px solid black; padding: 2px;">42.6</span>	<span style="border: 1px solid black; padding: 2px;">7.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">4.1</span>	<span style="border: 1px solid black; padding: 2px;">16.2</span>	<span style="border: 1px solid black; padding: 2px;">21.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Other:	<span style="border: 1px solid black; padding: 2px;">3.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
<b>ETHNICITY:</b>									
Hispanic	<span style="border: 1px solid black; padding: 2px;">17.4</span>	<span style="border: 1px solid black; padding: 2px;">14.7</span>	<span style="border: 1px solid black; padding: 2px;">7.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	<span style="border: 1px solid black; padding: 2px;">67.4</span>	<span style="border: 1px solid black; padding: 2px;">10.3</span>	<span style="border: 1px solid black; padding: 2px;">14.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Section 8:	<span style="border: 1px solid black; padding: 2px;">17.4</span>	<span style="border: 1px solid black; padding: 2px;">1.5</span> <sup>#</sup>		
2 Persons:	<span style="border: 1px solid black; padding: 2px;">14.6</span>	<span style="border: 1px solid black; padding: 2px;">32.4</span>	<span style="border: 1px solid black; padding: 2px;">57.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">2.7</span>			
3 Persons:	<span style="border: 1px solid black; padding: 2px;">7.5</span>	<span style="border: 1px solid black; padding: 2px;">33.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Other:	<span style="border: 1px solid black; padding: 2px;">21.9</span>			
4 Persons:	<span style="border: 1px solid black; padding: 2px;">6.4</span>	<span style="border: 1px solid black; padding: 2px;">14.7</span>	<span style="border: 1px solid black; padding: 2px;">21.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	No Assistance:	<span style="border: 1px solid black; padding: 2px;">55.5</span>			
5 Persons:	<span style="border: 1px solid black; padding: 2px;">3.0</span>	<span style="border: 1px solid black; padding: 2px;">4.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">4.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">7.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<b># of Section 504 Compliant Units / Completed Units Since 2001</b>			<span style="border: 1px solid black; padding: 2px;">194</span>	

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Union County Consortium

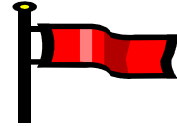
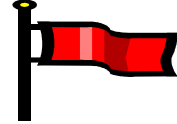
State: NJ

Group Rank: 38  
 (Percentile)

State Rank: 17 / 27 PJs

Overall Rank: 41  
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	74.95	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	50.17	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.21	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.84	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

